



Chairperson Roberts called the regular meeting to order at 6:30 p.m. All commissioners were present with the exception of Commissioner Simmons having not given prior notice. Glen Black, Director of Community Development and James Shoopman, City Planner also attended.

### **Election of Chairperson and Vice Chairperson**

Commissioner Jahn motioned to keep the current chairperson and vice chairperson. Commissioner Dearmin seconded the motion. All were in the favor and the motion carried.

### **Changes to the Agenda**

There were none.

### **Minutes**

Commissioner Dearmin motioned to accept the minutes as submitted by the secretary from the last Planning Commission Regular Meeting that was held on April 5<sup>th</sup>, 2010. Commissioner Jahn seconded the motion. All were in favor and the motion carried.

### **Citizen Comments**

There were none.

### **North Delta Minor Subdivision ~ located at 1325 Road**

Chairperson Roberts requested staff's report and recommendations.

The following was presented by James Shoopman, City Planner:

#### ***Request***

The applicant is requesting that Planning Commission recommend approval of the North Delta Minor Subdivision, which proposes to subdivide approximately 32 acres into 3 parcels. *The property:*

- is currently zoned B-3 which is intended “for a large variety of uses that require large storage areas to conveniently serve customers”*
- was annexed into the City as part of the WESTEND Addition in March 2002*
- contains a commercial building, three residential buildings, a building destroyed by fire, and other accessory buildings*

#### ***Required Improvements, Dedications, and Minimum Design Standards***

*The following need to be addressed and/or corrected as conditions of approval before a final plat is accepted:*

- 1. The building destroyed by fire shall be removed from the site.*
- 2. Plumbing fixtures shall be removed and waterlines separated from any illegal dwelling unit or unit without a legal water tap.*

**North Delta Minor Subdivision ~ located at 1325 Road continued....*****Required Improvements, Dedications, and Minimum Design Standards continued...***

3. Any unit occupied must discharge to a Delta County permitted ISDS (individual sewage disposal system).
4. Corrections to the construction drawings shall be made and a preconstruction meeting shall be scheduled prior to beginning any civil construction
5. All required improvements, including upgrading the existing waterline, installation of fire hydrants, and relocation of the irrigation ditch along 1325 Rd (as shown on the construction drawings), shall be completed and accepted by the City.
6. After required improvements are constructed, (1) mylar set and (2) paper sets of record (as-built) drawings shall be submitted to the City for acceptance.
7. Curb, gutter, and sidewalk improvements shall be secured with language written on the plat.
8. Street accesses shall be defined on the plat.
9. After City approval of all plat corrections, the applicant shall submit (2) mylar sets of the subdivision plat.
10. A payment-in-lieu-of parks fee of \$1,203 is required for each new lot created (\$2,406).
11. The development shall comply with all City of Delta requirements and other regulatory/permitting agency requirements.
12. Final plat approval expires 90 days from the date of such approval.

***Staff Recommendations***

Staff review has found the plat to substantially comply with the minor subdivision requirements of 16.04.090. Staff recommends approval of the North Delta Minor Subdivision contingent upon satisfaction of the above items.

***Example Motion***

I move that Planning Commission recommend approval/disapproval of the North Delta Minor Subdivision contingent upon the following:

1. Staff recommendations as outlined in this report.
2. Planning Commission recommendations (if any).

Commissioner Dearmin asked where the proposed curb, gutter would be located and if the improvements would be secured.

Mr. Shoopman replied that language will be put on the plat that will secure future development improvements.

There was discussion about the requirements of existing and proposed fire hydrants locations.

Chairperson Roberts requested the applicant's presentation.

John Peters, 112 Village Square West, Ridgeway Colorado 81432, stated that he is a Land Planner and has had land office in Ridgeway, CO for many years. He mentioned briefly how his client had acquired the property and the issues that existed prior to their ownership. He clarified which existing buildings are currently occupied and that by resolving the issues with land and previous development attempts would bring the current dwellings into compliance and allow the new owner to pursue future endeavors.

There was discussion about the removal of the burned and condemned structure and the prevention of any future illegal living areas.

**North Delta Minor Subdivision ~ located at 1325 Road continued....**

Mr. Peters explained the importance of planning to his client even though action may come further along the road when the economy gets better.

Commissioner Dearmin expressed his concern for the home that would be the most distant from the proposed fire hydrant.

Chairperson Roberts requested public comment. There were none.

Commissioner Jahn motioned that Planning Commission recommend approval of the North Delta Minor Subdivision contingent upon staff's recommendations as outlined in their report. All were in favor with the exception of Commissioner Dearmin who voted nay.

**Commissioner Comments**

Commissioner Dearmin expressed once again his concern for the elderly people currently dwelling in the home that would be the most distant from the any of the proposed fire hydrant locations.

Commissioner Jahn expressed his concern for the allowance of 6 foot privacy fences bordering arterial streets. He asked that staff present this concern to the City Manager in consideration to future arterial planning.

**Staff Comments**

There was discussion about if staff was anticipating any submittals for the next Regular Planning Commission Meeting.

Meeting adjourned at 7:03 p.m.

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Lee A. Barber, Executive Secretary  
Community Development